



18 Saddler Place, Wellesbourne, Warwick, CV35 9UY



- Detached House
- Two Reception Rooms
- Spacious and social Kitchen-Diner
- Bathroom & Ensuite Shower Room
- Four Bedrooms
- Enclosed Rear Garden
- Located At The End Of A No Through Road
- Garage & Driveway
- EPC Rating B
- Utility Room



Offers Over £399,995

A well presented detached house positioned in a modern development at the end of a no through road. The ground floor offers two reception rooms, spacious kitchen-diner, utility room and downstairs cloakroom. Upstairs there are four bedrooms, ensuite and bathroom. Outside there is a enclosed rear garden with patio, detached garage and driveway. EPC Rating B.

#### ACCOMMODATION

Entrance hall with wall mounted radiator, doors to all reception rooms and stairs rising to first floor. Door into reception room with window to front aspect and wall mounted radiator. The living room offers window to front aspect and wall mounted radiator. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer with window to rear, integrated fridge freezer and integrated dishwasher. Oven with induction hob with extractor above. Wall mounted radiator in the dining area and patio doors opening out onto the rear garden and patio. Door into utility room with space for washing machine and space for tumble dryer. Personnel door out onto the rear garden and door into cloakroom comprising of wc and basin. Upstairs the spacious first floor landing offers window to side aspect, access to loft hatch and door into storage cupboard. Bedroom one offers window to rear garden and wall mounted radiator. Door into ensuite, with shower enclosure, wc, wash hand basin and obscure window to rear. The further three bedrooms all offer windows to front aspect and wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Obscure window to rear and extractor fan.

#### OUTSIDE & PARKING

With patio area and remainder laid to lawn. Side gate access. Tandem driveway to the side of the property and in front of the garage, which has up and over door.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

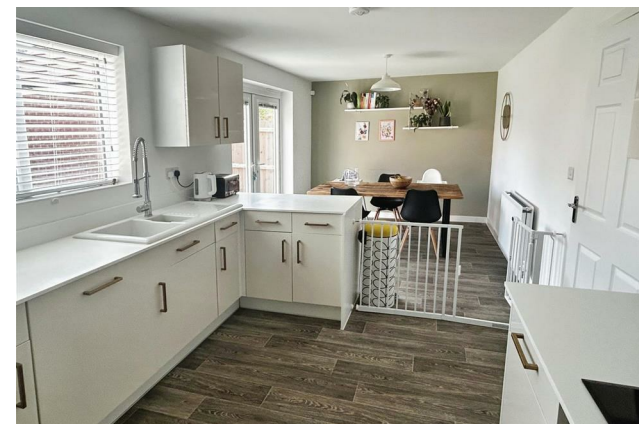
**CHARGES:** We have been advised that there is an annual charge for the upkeep of the communal grounds. This is to be confirmed.

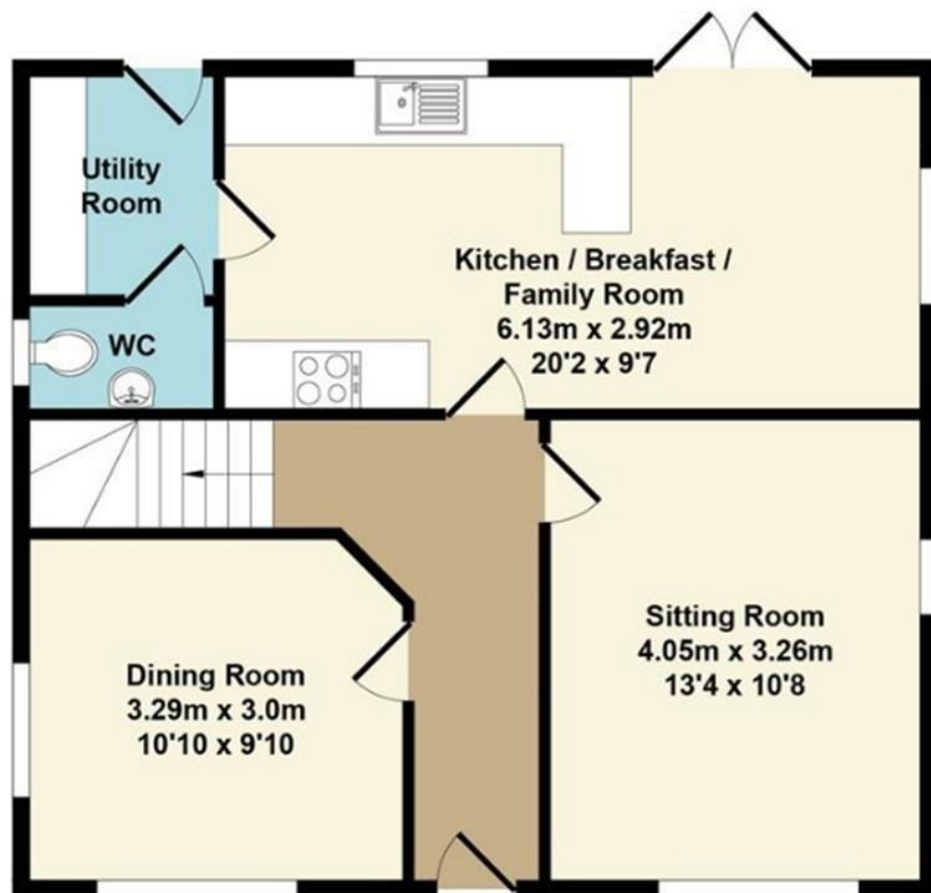
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

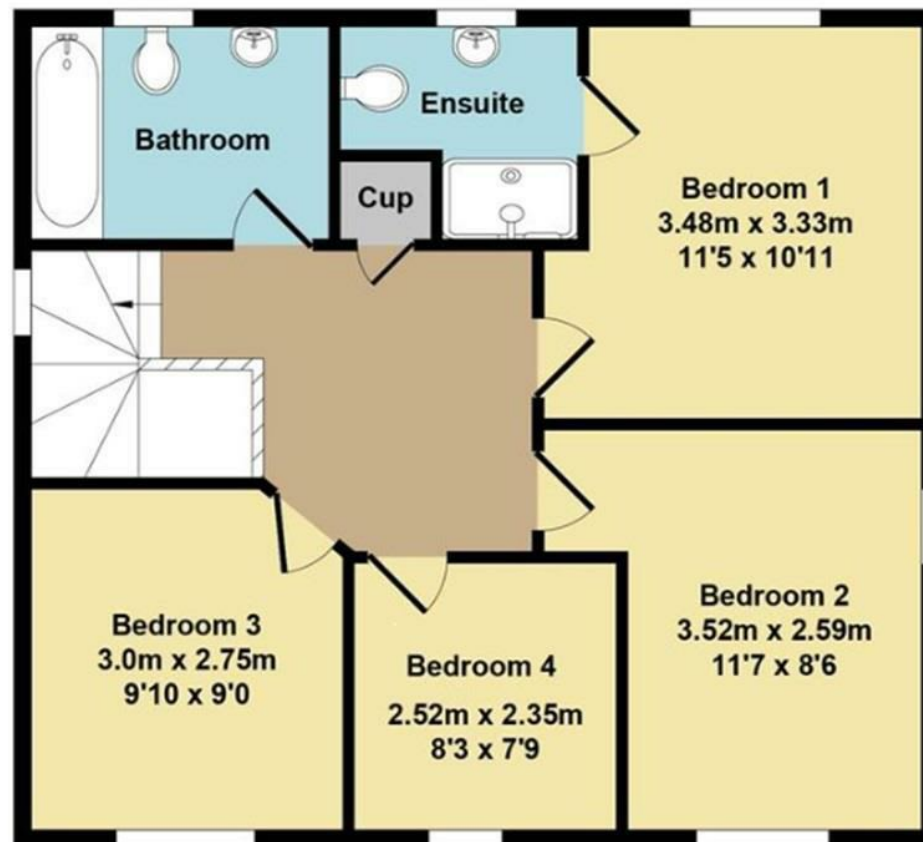
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





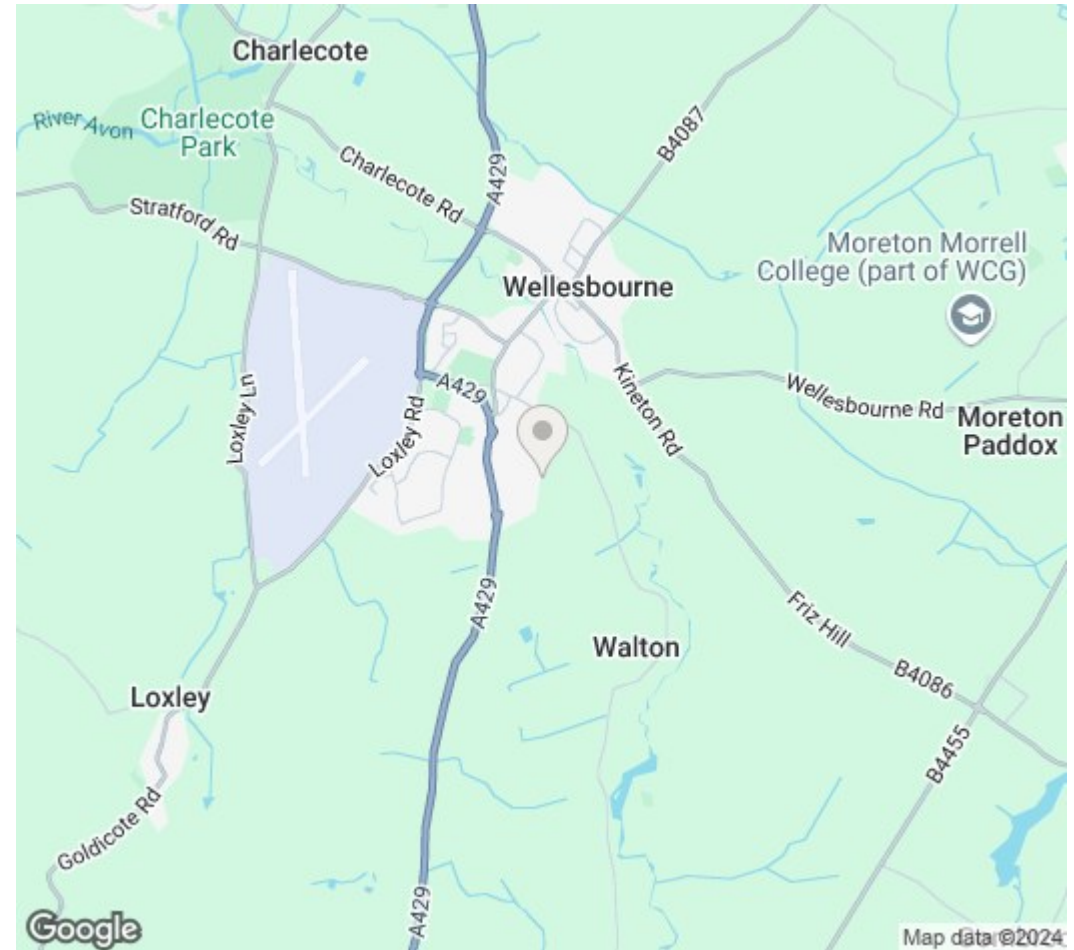
Ground Floor  
Approx. Floor  
Area 55.50 Sq.M.  
(597 Sq.Ft.)



First Floor  
Approx. Floor  
Area 55.50 Sq.M.  
(597 Sq.Ft.)







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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